

003.A

0001

0008.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

887,400 / 887,400

USE VALUE:

887,400 / 887,400

ASSESSED:

887,400 / 887,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	CAMBRIDGE SAVINGS BANK	Unit #:	B2
Owner 2:	ATT: KAREN GIESTA		
Owner 3:			

Street 1: 1374 MASS AVENUE

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02138 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 2299 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	887,400			887,400		155450
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

**PREVIOUS ASSESSMENT**

Parcel ID 003.A-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	658,300	0	.	.	658,300	658,300	Year End Roll	12/18/2019
2019	343	FV	631,800	0	.	.	631,800	631,800	Year End Roll	1/3/2019
2018	343	FV	381,100	0	.	.	381,100	381,100	Year End Roll	12/20/2017
2017	343	FV	360,200	0	.	.	360,200	360,200	Year End Roll	1/3/2017
2016	343	FV	360,200	0	.	.	360,200	360,200	Year End	1/4/2016
2015	343	FV	349,600	0	.	.	349,600	349,600	Year End Roll	12/11/2014
2014	343	FV	349,600	0	.	.	349,600	349,600	Year End Roll	12/16/2013
2013	343	FV	349,600	0	.	.	349,600	349,600		12/13/2012

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAISLEY CORPORA		U42-152		1/10/1992		660,000	No	No	L	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/21/2019	I & E Return	MM	Mary M
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: FFL: 2299							
Type: 63 - Condo Office				Full Bath:	Rating:			BK; C21 PG; 18 PAISLEY CORP PRICE IS FOR UNIT B2 AND 102, Building Number 1.															
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 2 - Steel				1/2 Bath:	Rating:																		
Prime Wall: 7 - Brick				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 4 - Flat				OTHER FEATURES																			
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid Desc: # Units:															
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2															
Year Blt: 1988	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct:	Fact: .			Floor: B - Basement				Totals RMs: BRs: Baths: HB															
Const Mod:				% Own: 1.50000000																			
Lump Sum Adj:				Name: 4 - 3004																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA							
Avg Ht/FL: STD				Phys Cond: AV - Average	24.	%		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:															
Sec Int Wall:		%		Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 4 - Carpet				Override:		%		Baths:															
Sec Floors:		%		Total:	24.8	%		Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 250.00				Heating:															
Bsmnt Gar:				Size Adj.: 1.23497176				General:															
Electric: 3 - Typical				Const Adj.: 1.11372840				COMPARABLE SALES															
Insulation: 2 - Typical				Adj \$ / SQ: 343.856				Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Other Features: 4109																			
Heat Fuel: 2 - Gas				Grade Factor: 1.10																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.35000002																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 1180031																			
% Com Wall		% Sprinkled:		Depreciation: 292648					Juris. Factor:		Before Depr:	510.63											
				Deprecated Total: 887384					Special Features: 0		Val/Su Net:	385.99											
									Final Total: 887400		Val/Su SzAd:	385.99											
MOBILE HOME				Make:				Serial #:															
SPEC FEATURES/YARD ITEMS				Model:				Year:															
												PARCEL ID 003.A-0001-0008.0				IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											